

Catherine Dorau

July 6, 2016
Item # 11

From: Sheldon Crosby <sheldon@larcarchitects.com>
Sent: Thursday, June 30, 2016 4:25 PM
To: Todd Dumais
Cc: Condor395@gmail.com; Hilary Donald; Catherine Dorau
Subject: SUP #1293 Cora Cora



via email: Todd.Dumais@WestHartfordCT.go

Todd Dumais
Town Planner
Town of West Hartford
Department of Community Services: Planning & Zoning Division
50 South Main Street | West Hartford CT 06107

Dear Todd:

By this email, my client, Cora Cora, requests that the Planning & Zoning Commission's consideration of application SUP#1293 be postponed from the July 6th, 2016 Agenda to its next regularly scheduled meeting. The reason for the request is to address outstanding review comments from the West Hartford Bloomfield Health District. These comments will require the redesign and likely reduction in area and number of seats of the outdoor dining proposal.

If you have any questions please feel free to give me a call.

Sheldon Crosby, AIA
L'ARC Architects

cc Catherine Dorau
Hilary Donald
Hector Ludena

July 6, 2016 item #11



DEPARTMENT OF COMMUNITY SERVICES
PLANNING DIVISION
TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CT 06107-2431
TEL: (860) 561-7555 FAX: (860) 561-7504
www.westhartford.org

PERMIT APPLICATION FOR: (check one of the following)

☐ Lot Split ☒ Special Use Permit ☐ Site Plan
☐ Lot Line Revisions ☐ Subdivision ☐ Building Line

SUP# 1293
File # _____ Application Fee \$ 370 Surcharge Fee \$ 60. Date Received 5-20-16

Street Address 162 Shield Street

Lot or Parcel # aka 138 Acreage/Lot Area 10.65 Zone BG

Applicant's Interest in Property: Tenant

Brief Description of Proposed Activity: Add 66 seats of outdoor dining under new awning w/ roll down curtains; add 10 seats under existing awning

The undersigned warrants the truth of all statements contained herein and in all supporting documents to the best of his/her knowledge and belief. Furthermore, the applicant agrees that submission of this document constitutes permission and consent to Commission and Staff inspections of the site. Note: Notice is hereby given the Connecticut Department of Public Health must be notified by applicants for any project located within a public water supply aquifer protection area or watershed area. (CTDPH website at <http://www.dph.state.ct.us>)

West Hartford Associates LP Hector Ludena
Record Owner's Name Applicant's Name

90 Sierra Francisco LTD 711 South Quaker Lane
Street Street

400 Park Ave NYC NY 10022 West Hartford CT 06110
City State Zip City State Zip

Telephone # 860 709 0515
Telephone #

Contact Person:
Hilary Donald L'ARC Hector Ludena
Name Applicant's Signature

91 South Main Street
Street Signature of Owner/Authorized Agent

West Hartford CT 06107
City State Zip

860 922 4723 hilary@larcarchitects.com
Telephone # E-Mail

U: sd/TPZ/Templates/PermitApplication_Aug2011





May 20, 2016

Honorable Members of the Town Plan & Zoning Commission
Town of West Hartford
Town Hall Common
50 South Main Street
West Hartford, CT 06107

RE: Application for a Special Use Permit to add Outdoor Dining at Cora Cora, 162 Shield Street, West Hartford, Connecticut 06110

Dear Honorable Members of the Town Plan & Zoning Commission:

Cora Cora restaurant, at 162 Shield Street, would like to add outdoor dining. Located in the former McDonald's in the Shield Street Plaza, Cora Cora is a stand-alone building surrounded by several acres of parking. The 62 seat restaurant features Peruvian cuisine and has a very devoted and passionate following. It also has no outdoor dining areas.

SUP Proposal

Cora Cora proposes:

- To add 66 seats along the south side of the restaurant;
- To add 10 seats along the east side of the restaurant; and
- To add a fixed awning with clear, roll-down sides to cover the south side tables.

The southeast corner of West Hartford features little in the way of pedestrian amenities. This part of town is characterized by the nearly impenetrable barrier of train tracks, a number of old industrial buildings, and several large shopping centers. Allowing Cora Cora to provide outdoor dining will be a positive step in the gradual transformation of this part of town from industrial to urban.

177-37.2.

A. Space definition/ location

1. Cora Cora is the sole occupant of 162 Shield Street. It was originally a McDonald's restaurant with a drive thru lane and windows. As the Site Plan shows, Cora Cora has preserved the existing building and drive thru lane. However, the drive thru lane on the south side of Cora Cora is 10'-0" wide and serves as a buffer to the 24'-0" wide drive aisle for the parking lot. Cora Cora proposes to use this currently un-useable drive aisle for its outdoor dining on the south side.

To provide comfort and safety in this location for its outdoor diners Cora Cora proposes to enclose the perimeter of the outdoor dining area with a 3'-0" tall painted steel fence set on steel tube posts approximately 6'-6" apart. The steel posts will be driven 3'-6" into the ground and will be of sufficient strength to act as a bollard. Every other post will be encased in concrete to a depth of 3'-6". The railings supported by these posts will also be steel and will be bolted to the posts.

In addition, Cora Cora proposes to replace the garden area on the east side of the building with seating for 10. It will also have a low fence identical to the fence on the south side.

2. At present the outdoor dining area on the south is partially covered by a 4'-6" roof overhang. Cora Cora proposes to add a permanent awning extending out another 5'-0" from the building. This awning will be supported by a metal post and truss structure that will extend back to the main building roof. Attached to this structure will be a series of fabric and clear vinyl panels that will be rolled up in good weather but pulled down during times of cold and/ or wet weather.

This seating area on the east will take advantage of the existing roof overhang for cover and weather protection.

3. There are no fire connections to 162 Shield Street, so there are no fire connection obstructions.
4. The 3'-0" railing meets the Liquor Control Board's standards.
5. The outdoor dining area is flush with the existing restaurant interior and the adjacent roadbed.

B. Operations

1. Both outdoor dining areas will be fully capable of accommodating disabled patrons.
2. The door to the outdoor dining areas has a self-closing mechanism.
3. Cora Cora has submitted plans of the proposed outdoor dining areas to the West Hartford – Bloomfield Health District.
 - (a) The kitchen facilities are sufficient and adequate to service the restaurant and outdoor seating areas.
 - (b) At present, there are no outdoor service areas.
 - (c) Since there will be full table service for the outdoor seating area, all trash will be cleared by the wait staff. There will be no waste receptacles outside.
 - (d) The existing 2 water closets (1 per gender) are sufficient for the 62 seats inside and 76 seats outside (150 seats allowable).

May 20, 2016

The Honorable Members of the Town Plan and Zoning Commission

Page 3

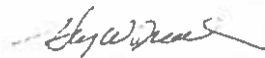
4. Cora Cora intends to add gas powered heating units for the outdoor dining. These heating units will be natural gas fueled using the existing gas supply to the restaurant and suspended from the awning structure. A copy of the specifications for the heating units has been forwarded to the West Hartford Fire Marshal.
5. Cora Cora would like to add 4 stereo speakers: 2 mounted on the south side (southeast and southwest corners) and 2 mounted on the east side corners. These speakers will be for music only and will be set to meet the Town requirements of 45db in the evening and 55db in the daytime. Standard conversation level is 60 decibels, with a whisper at 20 decibels.
6. All outdoor dining activities cease at 10:00 PM, which is the closing time for the restaurant. The restaurant does not open until 11:00 AM.
7. Other than service animals, no animals will be permitted in the outdoor dining area.
8. Cora Cora will light each table by means of lighting mounted above in the awning structure above and add battery powered lamps at each table as needed.

C. Maintenance

1. Cora Cora understands that cleanliness is critical to the success of the patio seating and will continue to maintain its facility at the highest of standards. While the tables are the responsibility of the wait staff, the outdoor dining area will be overseen by the restaurant manager on duty. Typically, a table will be cleared completely as soon as its customers leave. In busy times, a bus person is added to aid in clearing the area. Spills and drops will be cleaned immediately by either the wait staff or the bus boys. There is a wait station just inside the door that will be used to service the outdoor dining area.
2. Presently all trash is cleared by the wait staff. This policy will continue.
3. Cora Cora will use the existing overhang and new awning to shade patrons.
4. The tables will be made of aluminum and the chairs will be made from wood stained vinyl caned seats and backs.
5. During the off season, the outdoor furniture will be stored in the fenced-in storage area at the rear of the building. This storage area is sufficiently large to accommodate all the outdoor furniture.

Please feel free to call us with any questions you may have.

Sincerely,



Hilary Donald, AIA, Principal

cc Mr. Hector Ludena, Cora Cora
Sheldon Crosby, AIA, L'ARC Architects



91 SOUTH MAIN STREET, WEST HARTFORD, CT 06107

CALCANA

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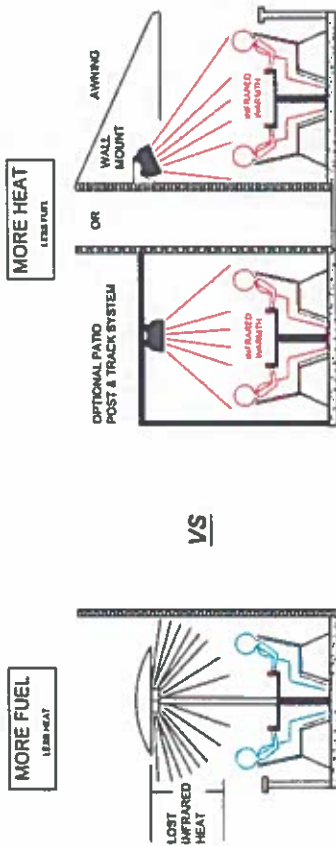
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The flame is protected from wind and is located inside the Low Intensity Infrared Emitter Tube. This tube captures heat energy contained in hot flue gases and turns the energy into comfortable HEAT waves.

LOW CLEARANCE TO COMBUSTIBLES:
Units can be safely installed in locations with awnings.

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Easy to install in narrow, low overhead clearance locations; suitable for long, narrow street side patio locations.

OVERHEAD DESIGN:
No floor space is lost as units hang from existing trellis or other overhead structures. Units can also mount to walls at an angle.

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Patent pending, variable input design provides the right level of heat output for each location.

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5, 10, 15 & 20 foot lengths are available. Multiple units can be grouped together to achieve any length required.

CERTIFIED FOR OUTDOOR & INDOOR APPLICATIONS:
Units are design certified to operate in outdoor environments, which include wind, rain, snow and temperatures as low as -40°F. For indoor applications, the units can be safely vented through the wall or roof.

EASY-LIGHT IGNITION SYSTEM:
No pilot lights to ignite by hand, no valves to turn, no thermocouples to replace. By using a reliable, 3-Try, direct spark, electronic, 100% safety shut off, ignition system, units safely and consistently operate in all types of weather with the flick of a switch.

LOCAL OR REMOTE CONTROL:
Heaters can be operated remotely, or controls can be located on the units.

LOW MAINTENANCE:
No ceramic parts to break, or replace. No thermocouples to replace. Emitter tubes do not glow cherry red, therefore are not replaced to the point of premature failure.

ECONOMICAL TO OPERATE:
Highly efficient reflectors capture the radiant energy, and direct it to the patio area. Heats more area with less fuel than any other style of patio heater.

HEAVY DUTY CONSTRUCTION:
High quality materials & workmanship eliminates metal fatigue and reflector warp or separation. Stainless Steel options are available.

NATURAL GAS OR PROPANE:
Units available for use with either fuel.



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Outdoor Heaters' Specifications

Outdoor heater ratings (Input: natural gas and propane (LP gas) 0 - 4,500 ft elevation in Canada and 0 - 2,000 ft in the USA)

Outdoor Heater Inputs (BTU/Hr)

Outdoor Heater Model	Min	Max	Length
PH-40 Outdoor Heater	20,000	40,000	10'
PH-50 Outdoor Heater	25,000	50,000	15'
PH-75 Outdoor Heater	37,000	75,000	20'
PH-40 (High Output Outdoor Heater)	20,000	40,000	5'
PH-75 (High Output Outdoor Heater)	37,000	75,000	10'

Gas Pressure at Manifold:

Natural Gas Outdoor Heater	3.5" W.C.
Propane Outdoor Heater (LP Gas)	10.5" W.C.
Gas Connection Size	0.5" N.P.T.

History

Best Heater to Purchase

Testimonials

Features & Benefits

Model Selection

316 Stainless Steel

Heater Specifications

Clearance to Combustibles

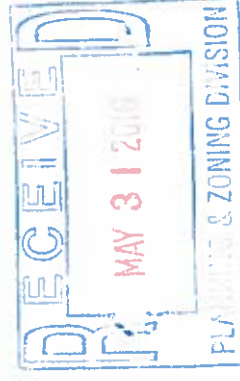
Installation Manual

PH-Overhead & Wall Mounting Options - Dimensions

PH-Patio Heater End Profiles - Dimensions

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5/27/2016

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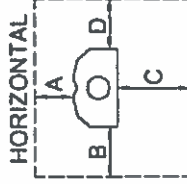
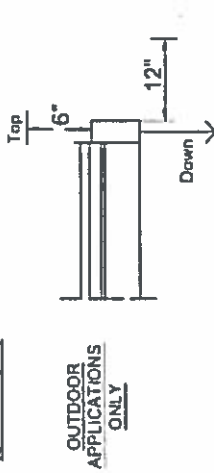
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Outdoor Heaters Clearance to Combustibles

(Refer to our [outdoor heater's installation instructions](#) for complete details.)

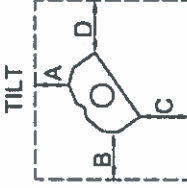
(EXHAUST END)



Standard Reflector

Installation Type 1

Input	A	B	C	D
40	4	12	34	12
50	4	12	41	12
75	4	15	46	15
40 HO	8	17	41	17
75 HO	6	12	42	12



25° to 45° Tilt

Installation Type 2

Input	A	B	C	D
40	4	4	31	28
50	4	4	35	28
75	4	4	40	31
40 HO	8	4	28	25
75 HO	6	4	31	22

PH-Patio Heater End Profiles – Dimensions

PH-Plan Views – Dimensions

PH-Side Views – Dimensions

Gas Pressure Field Adjustment

Brochure (low) (high res)

Example Install (low) (high res)

Heater Reviews & News

Outdoor Heaters Gallery

Outdoor Heaters Blog

Customer Input

Free Freight Policy

Returns

Warranty

Terms & Conditions

Lead Time

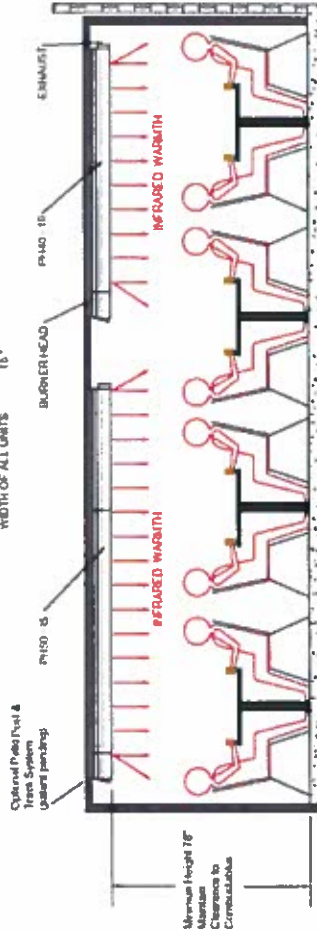
Corporate & Commercial

Contractors & Wholesalers



Outdoor patio heaters clearance to combustibles for infrared heater

DIMENSIONS	
MODEL	LISTED WIDTH
PH400	15 1/2"
PH450	155"
PH475	75 1/2"
PH400-HO	64"
PH475-HO	12 1/2"
WIDTH OF ALL UNITS	16"

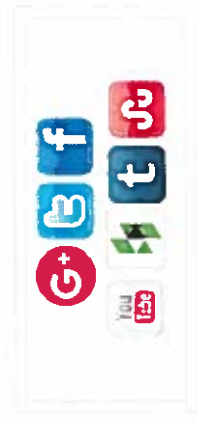


Example of a multiple unit installation. In this instance two units are used to provide a comfortable heating environment. More units can be used to achieve any length or configuration required.

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Emailed on 6.28.16 to S. Crosby, H. Donald
cc: T. Dumas, B. Bermingham

West Hartford Fire Department
Loss Prevention Bureau

Memorandum

To: Cathy Dorau, Associate Planner
CC: File
From: Michael L. Sinsigalli, Assistant Chief of Loss Prevention
Date: 6/27/2016
Re: Cora Cora, 162 Shield Street, SUP# 1293

Please be advised that review of the above noted site plan disclosed no areas of concern with fire apparatus accessibility or fireground operations.

Ref.

Catherine Dorau

To: Catherine Dorau
Subject: FW: Cora Cora - Outdoor Dining - Special Use Permit #1293

From: Catherine Dorau
Sent: Monday, June 27, 2016 1:09 PM
To: Elizabeth Lanteigne <Liz.Lanteigne@WestHartfordCT.gov>
Cc: Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Brittany Bermingham <Brittany.Bermingham@WestHartfordCT.gov>; Sheldon Crosby <sheldon@larcarchitects.com>; Hilary <hilary@larcarchitects.com>
Subject: RE: Cora Cora - Outdoor Dining - Special Use Permit #1293

Elizabeth,
Just to confirm our phone conversation today... at the current time, the WHBHD has outstanding concerns. The contractor for Cora Cora has been in touch with you, and you're in the process of trying to meet on site sometime this week to go over those concerns.

This location has a 76 seat outdoor dining application before the Town Plan and Zoning Commission and there is a July 6th public hearing scheduled.

Please notify us if you meet with Cora Cora's representatives and whether the WHBHD is ok with the outdoor dining. They will need to postpone or continue their hearing if the WHBHD has not signed off on the outdoor dining.

Best Regards,
Cathy

Catherine Dorau
Associate Planner
Town of West Hartford
Department of Community Services: Planning and Zoning Division
50 South Main Street, Room 214 | West Hartford, CT 06107 | ph 860.561.7554 | f 860.561.7504

Catherine Dorau

From: Catherine Dorau
Sent: Monday, June 06, 2016 1:59 PM
To: Hilary; Sheldon Crosby
Cc: Todd Dumais; Brittany Bermingham
Subject: FW: 162 Shield St., SUP#1293 - Outdoor Dining at Cora Cora Restaurant

Hilary/Sheldon,
Please see WHBHD comments below. These concerns should be addressed prior to the anticipated 7.6.16 public hearing.
Thank you,
Cathy

Catherine Dorau
Associate Planner
Town of West Hartford
Department of Community Services: Planning and Zoning Division
50 South Main Street, Room 214 | West Hartford, CT 06107 | ph 860.561.7554 | f 860.561.7504

New Email: cdorau@westhartfordct.gov

From: Bob Proctor
Sent: Monday, June 06, 2016 1:42 PM
To: Catherine Dorau <cdorau@WestHartfordCT.gov>
Cc: Brittany Bermingham <Brittany.Bermingham@WestHartfordCT.gov>; Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Elizabeth Lanteigne <Liz.Lanteigne@WestHartfordCT.gov>; Steve Huleatt <SteveH@WestHartfordCT.gov>; Aimee Eberly <Aimee.Eberly@WestHartfordCT.gov>
Subject: 162 Shield St., SUP#1293 - Outdoor Dining at Cora Cora Restaurant

Cathy,

The Application for outdoor dining at Cora Cora has been reviewed and there is concern that additional food storage, along with increased cooler and freezer capacity would be necessary to properly service the requested increase in seating.

A plan addressing these issues must be submitted, reviewed and approved prior to our sign off on this project.

Any speaker system for the outside dining area will have to be operated in compliance with Town of West Hartford Noise Ordinance.

It is our understanding that the SUP proposal is to add a total of 76 seats of Outdoor Dining and a fixed awning with roll down sides.

The contact individual, at our office, will be Elizabeth Lanteigne (860-561-7900).

Bob Proctor RS
West Hartford Bloomfield Health District

**TOWN PLAN AND ZONING
COMMISSION
CERTIFIED MAIL**

June 10, 2016

Ms. Hilary Donald
L'Arc Architects, LLC
91 South Main Street
West Hartford, CT 06107

SUBJECT: 162 Shield Street, SUP #1293

Dear Ms. Donald:

At its regular meeting of June 6, 2016, the West Hartford Town Plan and Zoning Commission gave consideration to the following items:

162 Shield Street (Cora Cora) (AKA 138 Shield Street) - Application (SUP #1293) of Cora Cora seeking Special Use Permit approval for a total of seventy-six (76) seats for outdoor dining on the south and east side of the restaurant with permanent fencing. On the south side only, the applicant is proposing a fixed awning with fabric and clear vinyl panels for protection during inclement weather. The applicant is also proposing speakers for music and infrared heaters. (Submitted for TPZ receipt on June 6, 2016. Suggest required public hearing be scheduled for July 6, 2016.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (5 -0)** (Motion/Prestage; Second/O'Donnell) (Gillette seated for Seder) to schedule this matter for public hearing on Wednesday, July 6, 2016 at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.

You should plan to attend this meeting and be prepared to explain your proposal and also be ready to answer the questions of the Commission and those of the general public.

Additionally, you are hereby advised that you are required to post a sign on the subject premises giving notice of the public hearing. Signs must be posted in a visible location from the street and must be installed at least seven (7) days before the date of the public hearing. Signs and an affidavit are available at the Town Planner's Office.

If you have any questions, please feel free to contact the Planning Staff at 860.561.7555.

Sincerely,



Kevin Ahern
Chairman TPZ/IWWA

C Ronald Van Winkle, Town Manager
Joseph O'Brien, Corporation Counsel
Eissie Labrot, Town Clerk

Mark McGovern, Director of Community Services
Todd Dumais, Town Planner
Duane Martin, Town Engineer Subject File



Sd tpz/decisionletter/162 Shield St_PII Scheduled

TOWN OF WEST HARTFORD

TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CONNECTICUT 06107-2485
(860) 561-7555 FAX: (860) 561-7400
www.westhartford.org

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MEMORANDUM

TO: Todd Dumais, Town Planner

FROM: ^{DJM} Duane J. Martin, P.E., Town Engineer

RE: Special Use Permit
162 Shield Street, Cora Cora Restaurant

DATE: June 2, 2016

The Engineering Division reviewed the Special Use Permit application for the proposed addition of outdoor dining at the Cora Cora restaurant at 162 Shield Street and has no comments. We find the application to be acceptable.

Kurt Weingartner

From: Kurt <kweingartner53@comcast.net>
Sent: Tuesday, March 22, 2016 12:18 PM
To: Kurt Weingartner
Subject: Fwd: Permission to add a Patio

Sent from XFINITY Connect Mobile App

-----Original Message-----

From: AssetManagement@sierrald.com
To: kweingartner53@comcast.net
Cc:
Sent: 2016-03-22 11:24:18 GMT
Subject: RE: Permission to add a Patio

Kurt,

Landlord is fine with it. Proceed as you so desire. Please make sure you abide by all city codes and ordinances of course. Thanks.

Respectfully,

James Porter

Asset Management Dept.,
Sierra Management Corp.

From: Kurt [<mailto:kweingartner53@comcast.net>]
Sent: Monday, March 21, 2016 9:17 PM
To: Asset Management <AssetManagement@sierrald.com>
Subject: Permission to add a Patio

James - I am writing to get permission for Cora Cora to add a patio to the building at 162 Shield St-West Hartford, CT. It would be on the North side of the building and we would engage an architect for the job, but first I want to find out if it is a possibility. Kurt
